



**Zoning & Platting Commission**

**December 5, 2017 @ 6:00 P.M.**

City Hall – Council Chambers

301 W. 2<sup>nd</sup> Street

Austin, TX 78701

**AGENDA**

Ana Aguirre – Secretary

Dustin Breithaupt

Ann Denkler

Jim Duncan – Vice-Chair

Bruce Evans

Yvette Flores

Betsy Greenberg – Parliamentarian

David King

Jolene Kiolbassa – Chair

Sunil Lavani

Stephanie Trinh

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from November 7, 2017

**C. PUBLIC HEARINGS**

1. **Rezoning:** [C14-2017-0022 - Bluff Springs Commercial; District 2](#)  
 Location: 6901 and 7001 Bluff Springs Road, South Boggy Creek / Williamson Creek Watersheds  
 Owner/Applicant: Buda Bluff, LLC (Salim Haddad)  
 Agent: South Llano Strategies (Glen Coleman)  
 Request: CS-CO to CS-CO, to change a condition of zoning  
 Staff Rec.: **Pending; Postponement request by the Staff to January 16, 2018**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department
  
2. **Rezoning:** [C14-2017-0109 - J.D. Warehouse; District 1](#)  
 Location: 6506 Decker Lane, Elm Creek Watershed  
 Owner/Applicant: Gold A&A Inc. (Adam Ahmad)  
 Agent: Moncada Enterprises (Phil Moncada)  
 Request: GR to LI  
 Staff Rec.: **Recommendation of CS**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
  
3. **Rezoning:** [C14-2017-0067 - Champion Tract 1C; District 10](#)  
 Location: 6500 FM 2222 Road, Bull Creek Watershed  
 Owner/Applicant: Champion Meier Assets, Ltd. (Terry Bray)  
 Agent: Ambrust & Brown, L.L.P. (Richard Suttle)  
 Request: LR-CO to CS-CO  
 Staff Rec.: **Recommendation of CS-CO, with conditions**  
 Staff: [Scott Grantham](#), 512-974-3574  
 Planning and Zoning Department
  
4. **Rezoning:** [C14-2017-0051 - Waters Park Commercial; District 7](#)  
 Location: 12219, 12219-1/2 and 12221 Waters Park Road, Walnut Creek Watershed  
 Owner/Applicant: BarCzar, LLC (Matias Segura III)  
 Agent: South Llano Strategies (Glen Coleman)  
 Request: RR, LO and GO to CS-1-CO for Tract 1 and GR-CO for Tract 2  
 Staff Rec.: **Recommended, with conditions**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
  
5. **Rezoning:** [C14-2017-0096 - Walnut Park II; District 7](#)  
 Location: 12139-12205 North Lamar Boulevard, Walnut Creek Watershed  
 Owner/Applicant: Crestmont Office Center, Ltd. (Jeffrey Schwartz, Vice President)  
 Agent: CivilE, LLC (Lawrence Hanrahan)  
 Request: LO to MF-2  
 Staff Rec.: **Recommendation of MF-2-CO, with conditions**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department

6. **Site Plan - Hill Country Roadway:** [SPC-2016-0453C - Westlake Residential; District 5](#)  
 Location: 800 North Capital of Texas Highway, Bee Creek Watershed  
 Owner/Applicant: 360 Development  
 Agent: Civile LLC (Lawrence Hanrahan)  
 Request: Approval to construct multi-family with associated improvements within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor  
 Staff Rec.: **Recommended**  
 Staff: [Christine Barton-Holmes](#), 512-974-2788  
 Development Services Department
7. **Final Plat from a Preliminary Plan:** [C8-2016-0145.1A - Parker Creek Ranch Phase 1; District 1](#)  
 Location: 7620 Decker Lane, Walnut Creek / Decker Creek Watersheds  
 Owner/Applicant: Russell & Jeanne Parker  
 Agent: BGE, Inc. (Brian J. Grace)  
 Request: Approval of a final plat from an approved preliminary plan composed of 130 lots on 47.427 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Cesar Zavala](#), 512-974-3404  
 Development Services Department
8. **Site Plan - Conditional Use Permit:** [SPC-2017-0051C - Onion Creek Metro Park; District 2](#)  
 Location: 8652 Nuckols Crossing Road, Onion Creek Watershed  
 Owner/Applicant: COA - Public Works Department (Robin Camp)  
 Agent: MWM Design Group  
 Request: Request approval of a conditional use permit for a public park, zoned P, Public and over 1 acre in size.  
 Staff Rec.: **Recommended**  
 Staff: [Nikki Hoelter](#), 512-974-2863  
 Development Services Department
9. **Final Plat with Preliminary:** [C8J-2015-0228.1A - Creeks Edge Final Plat](#)  
 Location: 6813 Caudill Ln., Little Barton Creek  
 Owner/Applicant: Creeks Edge LTD. (Roger Aufieri)  
 Agent: LJA Engineering & Surveying, Inc. (Dan Ryan)  
 Request: Request approval of the Creeks Edge final plat consisting of 34 lots and associated right-of-way on 58.780 acres  
 Staff Rec.: **Recommended.**  
 Staff: Don Perryman, (512) 974-2786, don.perryman@austintexas.gov  
 Development Services Department

10. **Final Plat - Amended Plat:** [C8J-2017-0279.0A - Silent Trail Plat Amendment - Westview on Lake Austin, Phase A; District 10](#)  
Location: 4405 Silent Trail, Lake Austin Watershed  
Owner/Applicant: Christie Skinner, Tom Gilligan  
Agent: Franke Franke Inc. (Elizabeth C. Franke)  
Request: Approval of the Silent Trail Plat Amendment, Westview on Lake Austin, Phase A Final Plat composed of 2 lots on 1.19 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
11. **Final Plat - Previously Unplatted:** [C8J-2014-0150.1A - Auro Subdivision](#)  
Location: 15310-16099 FM 1325 Road, Rattan Creek Watershed  
Owner/Applicant: Provident Realty Advisors (Julian Hawes, Jr.)  
Agent: Drenner Group (Amanda Swor)  
Request: Approval of the Auro Subdivision composed of 17 lots on 49.59 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
12. **Final Plat - Previously Unplatted:** [C8J-2017-0284.0A - Goebler Addition](#)  
Location: 12927 Lowden Lane, Bear Creek Watershed  
Owner/Applicant: Goebler Properties  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of the Goebler Addition composed of 1 lot on 4.94 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
13. **Final Plat - Previously Unplatted:** [C8-2017-0272.0A - Wilson Parke Avenue Plat 2; District 6](#)  
Location: 12108 Wilson Parke Avenue, Lake Travis Watershed  
Owner/Applicant: SAS Institute Inc. (Patricia Darty)  
Agent: Big Red Dog Engineering (Kendall Hackney)  
Request: Approval of Wilson Park Avenue Plat 2 composed of 1 lot on 2.26 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
14. **Final Plat - Previously Unplatted:** [C8-2017-0273.0A - Wilson Parke Avenue Plat 1; District 6](#)  
Location: 12108 Wilson Parke Avenue, Lake Travis Watershed  
Owner/Applicant: SAS Institute Inc. (Patricia Darty)  
Agent: Big Red Dog Engineering (Kendall Hackney)  
Request: Approval of Wilson Park Avenue Plat 1 composed of 1 lot on 10.54 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

15. **Final Plat - Previously Unplatted:** [C8J-2017-0278.0A - Breen Subdivision](#)  
Location: 8014 North Lake Drive, Decker Creek Watershed  
Owner/Applicant: Atianna LLC (Ms. Atianna Saint Breen)  
Agent: Genesis 1 Engineering (George Gonzalez)  
Request: Approval of the Breen Subdivision Final Plat composed of 1 lot on 0.33 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
16. **Final Plat - Resubdivision:** [C8J-2017-0282.0A - McKinney Falls Lot Consolidation](#)  
Location: 6609 McKinney Falls Parkway, Cottonmouth Creek Watershed  
Owner/Applicant: Easley Raymond Warren  
Agent: Mike Russell  
Request: Approval of the McKinney Falls Lot Consolidation composed of 1 lot on 18.9 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
17. **Final Plat - Resubdivision:** [C8-2017-0271.0A - The Parke - Phase C Resubdivision of Lot 2, Block G; District 6](#)  
Location: 11920 Wilson Parke Avenue, Lake Travis Watershed  
Owner/Applicant: SAS Institute Inc. (Patricia Darty)  
Agent: Big Red Dog Engineering (Kendall Hackney)  
Request: Approval of The Parke - Phase C Resubdivision of Lot 2, Block G, composed of 2 lots on 81.5 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
18. **Final Plat - Resubdivision:** [C8-2017-0275.0A - Summit Oaks, Section 2, Lot 2 Block E Resubdivision; District 10](#)  
Location: 11605 Bell Avenue, Bull Creek Watershed  
Owner/Applicant: Stature Contractors LLC (Derek Keith)  
Agent: Stature Homes (Derek Keith)  
Request: Approval of the Summit Oaks, Section 2, Lot 2 Block E Resubdivision Final Plat composed of 2 lots on 0.59 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

19. **Final Plat - without Preliminary:** [C8J-2017-0280.0A - Flintrock Subdivision](#)  
 Location: 9820 Flintrock Circle, Slaughter Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Flintrock Stoneridge (Kevin McHale)  
 Agent: FNF CAD Services (Fred Fuentes)  
 Request: Approval of the Flintrock Subdivision composed of 10 lots on 10.134 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
20. **Final Plat - with Preliminary:** [C8-85-138.05.1A - Lakeline Gardens](#)  
 Location: North FM 620 Road, Lake Creek Watershed  
 Owner/Applicant: 620/183 Limited Partnership (Fred Thomas)  
 Agent: Big Red Dog Engineering (Vito Trupiano, PE)  
 Request: Approval of Lakeline Gardens composed of 2 lots on 9.62 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
21. **Final Plat - with Preliminary:** [C8J-2015-0188.SH.4A - Easton Park Section 2C - Maribel Park, Phase 2; District 2](#)  
 Location: 7000 Auburn Blaze Lane, Cottonmouth Creek Watershed  
 Owner/Applicant: Carma Poperties Westport LLC (Chad Matheson)  
 Agent: Kitchen Table Civil Solutions (Jonathan Fleming)  
 Request: Approval of Easton Park Section 2C - Maribel Park, Phase 2 composed of 148 lots on 44.87 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
22. **Final Plat - with Preliminary:** [C8-2017-0076 - East Parke; District 1](#)  
 Location: East Parmer Lane, Walnut Creek Watershed  
 Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)  
 Agent: Gray Engineering, Inc. (Scott Maham)  
 Request: Approval of East Parke composed of 130 lots on 37.46 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
23. **Final Plat - with Preliminary:** [C8-2014-0251.3A - Heritage Point at Wildhorse Ranch Section 3; District 7](#)  
 Location: East Parmer Lane, Gilleland Creek Watershed  
 Owner/Applicant: HOM Titan Development (William Peruzzi)  
 Agent: Kimley-Horn and Associates (Robert Smith)  
 Request: Approval of Heritage Point at Wildhorse Ranch Section 3, composed of 97 lots on 24.91 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

24. **Preliminary Plan:** [C8J-2017-0277 - Barton Creek Sections K, L, and O Preliminary Plan](#)  
 Location: 3101 Lost Creek Boulevard, Barton Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Stratus Properties Operating Co., LP (Erin D. Pickens)  
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)  
 Request: Approval of the Barton Creek Sections K, L, and O Preliminary Plan composed of 97 lots on 495.1 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
25. **Preliminary Plan:** [C8J-2015-0134\(R1\) - Preston Park Subdivision Preliminary Plan](#)  
 Location: 16140 Bratton Lane, Gilleland Creek Watershed  
 Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)  
 Agent: CSF Civil Group, LLC (Christine Potts)  
 Request: Approval of Preston Park Subdivision Preliminary Plan composed of 266 lots on 60.688 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

#### D. NEW BUSINESS

#### E. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding matters related to CodeNEXT including but not limited to Staff updates, presentations and scheduling. (Sponsor: Chair Kiolbassa, Co-Sponsor: Vice-Chair Duncan)
2. Consider and take action on a resolution regarding the Desired Development Zone in the Watershed Protection Ordinance. (Sponsor: Commissioner King, Co-Sponsor: Chair Kiolbassa)

#### F. COMMITTEE REPORTS

[Bond Election Advisory Task Force](#)

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

#### ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Planning

and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

**SPEAKER TESTIMONY TIME ALLOCATION**

**PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
<b>Primary Speaker Opposed</b>	1	6 min.	9 min. (w/ donated time)
<b>All other Speakers</b>	unlimited	3 min.	6 min. (w/ donated time)

All speakers are limited to 3 minutes of donated time from a speaker present during the Public Hearing of the item.

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Speakers Favoring Postponement</b>	3	3 min. each
<b>Speakers Opposing Postponement</b>	3	3 min. each

Donation of time is prohibited and speakers should only convey the reason for favoring or opposing the postponement and not discuss the merits of the case.

**2017 ZONING AND PLATTING COMMISSION MEETING SCHEDULE**

January 3, 2017	June 20, 2017
January 17, 2017	July 18, 2017
February 7, 2017	August 1, 2017
February 21, 2017	August 15, 2017
March 7, 2017	September 5, 2017
March 21, 2017	September 19, 2017
April 4, 2017	October 3, 2017
April 18, 2017	October 17, 2017
May 2, 2017	November 7, 2017
May 16, 2017	December 5, 2017
June 6, 2017	December 19, 2017